

5.3 Cultural Resources

The following discussion of historical architectural and archaeological resources is based on information included in the EIR for the City of Chula Vista General Plan Update (Section 5.4), December 2005; the Historic Preservation Strategic Plan prepared by the City of Chula Vista, August 2003; and the Cultural Resources Report for the Evaluation of the Historical and Architectural Significance of 50 Properties Within the Chula Vista Urban Core prepared by Archaeos, September 2005. The first two reports are incorporated into this EIR by reference pursuant to CEQA Guidelines Section 15150, and are available for review in their entirety at the City of Chula Vista Planning Department at 276 Fourth Avenue, the Chula Vista Public Library Civic Center Branch at 365 F Street, and on the City of Chula Vista website documents page at www.ci.chula-vista.ca.us. The third report is attached to this EIR as Appendix B.

5.3.1 Existing Conditions

5.3.1.1 Historical Overview

Native American cultures have occupied the Otay Valley, including the area that is now the City of Chula Vista, for more than 9,000 years. Early Native American inhabitants included the Yuman-speaking peoples of the Kumeyaay tribe. The Kumeyaay ranged across San Diego County and into Baja California and established settlements, hunted game, and utilized the abundant natural resources along the area's river valleys.

The local indigenous Kumeyaay tribe became subject to colonization by the Spanish starting in 1769 with the arrival of Father Junipero Serra. Serra was sent by Spain to create a chain of missions and assistencias to bring Christianity to the indigenous population and create a foundation for colonization. Serra had military assistance in his quest and the San Diego area came under the control of the Spanish. While under Spanish control, the Chula Vista area became part of a Spanish land grant known as Rancho del Rey (ranch of the king). The ranch was used as grazing land for the vast Spanish herds of horses and cattle and included the areas now named National City, Chula Vista, Bonita, and Sunnyside.

Mexico achieved its independence from Spain in 1821 and Alta California became the northern frontier of Mexico. Over the next decade Mexico began secularization of the Spanish missions and transfer of the former mission lands to the large Mexican families that had settled in the area during the period of Spanish control. Vast ranchos were formed from these lands, creating a cattle based economy which dominated the landscape. Rancho del Rey underwent a name change when the Mexican government was formed and became known as the Rancho de la Nacion (national ranch). In 1845, the ranch was granted to Juan Forster, the son-in-law of the last Mexican governor, Pio Pico.

Mexico retained ownership of the territory until the Treaty of Guadalupe Hidalgo in 1848, which signaled the defeat of Mexico and transferred the property to the United States of America. With the discovery of gold shortly after this, over 100,000 people flocked to California to search for gold. The influx of population allowed for the creation of the state of California in 1850. After the Gold Rush ended, thousands of settlers continued to arrive in California to take advantage of the great climate and soil conducive to growing crops and orchards. The transcontinental railroad was created in the 1860s and by the 1880s were bringing people to the state in droves. California was experiencing a land boom and thousands of entrepreneurs flocked to California with various schemes to turn the land into a new form of gold.

Rancho de la Nacion was confirmed as a 26,632-acre land grant to Juan Forster by the United States Land Commission in 1854. Forster operated the ranch for nearly a decade until selling it in the mid-1860s to a French developer who then sold it to the Kimball brothers, Frank, Warren, and Levi, in 1868. The brothers had operated a building and contracting company in northern California and were among the many entrepreneurs who decided to move their operations to the San Diego area.

In 1885, Frank Kimball brought the Santa Fe Railroad to southern California, with its first terminus in National City. Several directors of the Santa Fe Railroad and Colonel W.G. Dickinson, a professional town planner, formed the San Diego Land and Town Company. They began developing the area by subdividing a 5,000-acre portion into five-acre lots. Large Victorian houses surrounded by orchards, known as “orchard homes,” comprised the dominant architecture of this time.

In the late 1880s, the Sweetwater Dam was built by the San Diego Land and Town Company to bring water to Chula Vista. A railroad was built to connect Chula Vista and Otay with National City and San Diego. The people coming to Chula Vista grew lemons, and in time, the area became the largest lemon-growing center in the world. One of the new residents to the area, James Schulyer, thought the area was very beautiful and he originated the name “Chula Vista” which means “beautiful view” in Spanish.

The City was incorporated in 1911 with a population of 550. After its incorporation, Chula Vista continued to be a leading lemon-growing center. Other important crops were tomatoes, celery, and salt. At this same time the Western Salt Works began operation on the Chula Vista bay front, west of the UCSP area, and is still in operation today. From 1916 to 1920, Chula Vista had a kelp processing plant that produced potash and acetone to make cordite used by the British to make bombs during World War I. This plant, located on the site known today as Gunpowder Point northwest of the UCSP area, had the largest kelp harvesting fleet and tank farm in the world at the time. Craftsman architecture was the predominant building form during this period. This period of development also saw the development of Chula Vista’s downtown on Third Avenue, and the initiation of growth along Broadway.

Just after World War II, Rohr Aircraft Company, which was started in San Diego in 1940, moved to Chula Vista and established their operations on the bayfront. By the height of World War II they employed 9,000 people and was the largest producer of aircraft power packages in the world. By 1950 the influx of workers to the facility had doubled the population of Chula Vista to over 16,000, resulting in the construction of apartments and tenements in addition to single family homes. The dominant architecture at this time was an eclectic mix of Spanish, French and Tudor.

In the post World War II period, from the 1950s through the late 1960s, the agricultural sector of the Chula Vista economy declined and industrial and commercial/services sectors took ascendance. By the late 1960s, farms or orchards no longer existed within the City limits and the urban core was largely a residential and commercial business district. Modern ranch style homes were the common architectural form and are still present throughout the UCSP study area, within the established residential neighborhoods.

From the late 1970's to the present, the City has plotted a new course with the annexation and subsequent development of large tracts of land on the east side of City, through such landmark developments as Eastlake, Rancho del Rey, and Otay Ranch. These newly developing master planned communities have created new vibrant neighborhoods where agricultural fields once thrived. More recently, with the adoption of the General Plan in 2005, a new blueprint for some of the older declining neighborhoods has been established and will create the next chapter of Chula Vista's history.

5.3.1.2 Historic Periods of Significance

Between 1880 and 1960, principal historic themes include those activities associated with commercial development, civic development, religious development, residential development and farming activities. Architectural styles associated with these historic themes include:

1880-1910	Victorian
1910-1930	Craftsman
1920-1940	Eclectic (Spanish, Tudor, French)
1940-1960	Modern (Ranch, Minimal Traditional, Art Deco, Contemporary)
Also, vernacular/folk styles of any period	

Based on the above historical overview, the historical "periods of significance" within the confines of the UCSP subdistricts, can best be defined as primarily commercial development occurring along the Third Avenue village from 1910-1930, declining for a time and then resurging again from 1946-1960. In addition, the Broadway commercial corridor's period of significance is defined as 1930-1960. Since that time, the Broadway corridor, although still a thriving commercial corridor has experienced decline in both private and public infrastructure. These periods of significance formed the basis for identifying sites for further historical evaluation of significance as part of this EIR and will also provide the

framework for future evaluations as redevelopment occurs on other sites throughout the UCSP Subdistricts over the long term.

5.3.1.3 Historic Preservation Plans, Policies and Standards

The legislative basis for historic preservation in Chula Vista is currently provided in the City's Municipal Code, through participation in the Mills Act Program, and in the recently updated General Plan (Update, 2005). CEQA compliance review of individual projects within the City provides additional protection of significant historic resources.

The City is also in the process of developing a Historic Preservation Ordinance and is seeking Certified Local Government designation in order to achieve its historic preservation goals.

a. Chula Vista Municipal Code

The Chula Vista Municipal Code Chapter 2.32 (Sections 2.32.030 (J), 2.32.070, and 2.32.090) falls under the purview of the City's Resource Conservation Commission (RCC), and more recently within redevelopment areas to the Chula Vista Redevelopment Corporation (CVRC), which advise the City Council on ways to safeguard the City's historic, aesthetic, social, economic, political, and architectural past. As part of this responsibility, the RCC and CVRC recommend to the City Council the designation of any site or structure which it has found to meet the local criteria as an historical site. The current local designation criteria are as follows:

- Bears a relationship to overall heritage on a local, state, or national basis.
- Relates to a historic personage who played an important role historically, on a local, state, or national basis. However, the individual need not be known nationally, as long as it was someone who made a significant contribution on a local basis. Ideally, this includes a site where the individual lived or where a noteworthy historical contribution or achievement took place.
- May be a site where an important event took place. This would be an event symbolic of a phase of history that could reach the national level. The site of the signing of a historic document, for example, will satisfy this criterion.
- The site should have distinguishing architectural characteristics that are identifiable. This includes structures of a particular architectural style recognizable today.
- The site may be archaeologically significant in its association with pre-history of the area. A site demonstrating existence of an ancient community (Indians indigenous to the area, for example) could satisfy this criterion.

- Has integrity. This is where the site continues to have evidence of the original features. Enough of the original structure or the site is intact to be distinguishable as having historical value.

To date, 69 sites/structures have been determined by the City Council to meet these local criteria and are currently listed on the Chula Vista List of Historic Sites. Six of these sites occur within the boundaries of the proposed UCSP and are described below in Section 5.3.1.4, Historic Sites in the UCSP Area.

b. Mills Act Program

In 2001, the City Council adopted a policy implementing the Mills Act Program, giving the City the authority to enter into Mills Act Contracts with private owners of qualified historic properties. The Mills Act Contract is a legally binding contract between the City and the historic homeowner, with a minimum term of 10 years that specifies what preservation, maintenance and restoration efforts will be made by the property owner in exchange for tax savings. The County Assessor's Office determines what the new assessed value and property tax savings will be. Property tax savings can be substantial and must be used toward the preservation of the historic property. To date the City has entered into 22 Mills Act Contracts, comprising nearly one-third of the current 68 locally designated historic sites.

c. Chula Vista Historic Preservation Strategic Plan

In 2002, the City approved the formation of an Ad Hoc Historic Preservation Committee to develop an historic preservation plan that would coordinate with the General Plan Update. The purpose of the Ad Hoc Preservation Committee was to evaluate the City's existing historic preservation program and make recommendations for an appropriate program for the future that would preserve the important historic resources of the City.

The Historic Preservation Strategic Plan (August 2003) resulted from this effort and recommended several actions, including integrating historic preservation issues into the objectives and policies of the General Plan and area plans, becoming a Certified Local Government, establishing a predictable and consistent historic review process and qualified historic preservation review board, establishing design guidelines for historic resources, and providing incentives for historic preservation.

The City of Chula Vista is currently researching the requirements for gaining Certified Local Government (CLG) status as recommended in the strategic plan and in GPU Policy LUT 12.1. The CLG program integrates local government with the national historic preservation program through activities that strengthen decision-making regarding historic places at the local level. The program also provides federal funding and technical assistance and training to local government via the State Historic Preservation Officer for preservation activities.

The City is also in the process of developing a Historic Preservation Ordinance and establishing design standards and other relevant requirements for historic properties per the recommendations of the 2003 strategic plan and Policy LUT 12.3 of the GPU. Currently, the City of Chula Vista historic preservation program is limited to voluntary historic designation and voluntary participation in the Mills Act as described above.

Every local government in California has the authority to adopt a local ordinance applying regulations to historic properties. A historic preservation ordinance would provide clear direction for implementing the objectives and policies for historic preservation in Chula Vista as expressed in the GPU. Such an ordinance may:

- Integrate historic preservation with the goals and objectives of the general plan
- Be based on the Certified Local Government (CLG) program
- Establish a qualified historic review board
- Provide design guidelines for historic resources
- Set guidelines that follow the Secretary of Interior's Standards for the Treatment of Historic Properties
- Establish incentive programs for the preservation of historic resources.
- Require a maintained system of survey and inventory of historic resources.
- Provide opportunities for public outreach and education.

d. Chula Vista General Plan Update

The General Plan Update (GPU), adopted December 2005, incorporated the recommendations of the 2003 Strategic Plan by integrating historic preservation goals into the objectives and policies of the Land Use and Transportation (LUT) element and Environmental Element (EE), as follows:

Objective LUT 12

Protect Chula Vista's important historic resources.

Policies

LUT 12.1: Establish a formalized process for historic preservation by evaluating requirements for certified local government status as defined by the state historic preservation office.

LUT 12.2: Amend City zoning codes as necessary to implement the recommendations contained in "An Evaluation of Historic Preservation in Chula Vista", and any related subsequent evaluations and studies.

- LUT 12.3: Adopt a Historic Preservation ordinance that implements the goals established by the City Council in February, 2000; the City Council strategic themes of 2003, and the document “An Evaluation of Historic Preservation in Chula Vista.”
- LUT 12.4: Conduct an objective, comprehensive city-wide survey of Chula Vista’s historical assets for the purpose of establishing a list of buildings appropriate for formal historical designation.
- LUT 12.5: Recognize the inherent public value of historic preservation in contributing to the beauty, character, and sense of place in Chula Vista, and promote and facilitate participation in the Mills Act and other appropriate incentive programs to encourage the preservation of cultural resources.
- LUT 12.6: Through the City’s development regulations, acknowledge and recognize those areas of the City that contain historic resources. Examine current and future zoning and development regulations and design guidelines to ensure they support preservation and restoration of designated historic resources, and as appropriate require new development or redevelopment to acknowledge these in context.
- LUT 12.7: Continue to assess and mitigate the potential impacts of private development and public facilities and infrastructure to historic resources in accordance with the California Environmental Quality Act.
- LUT 12.8: As practicable, the City will support and encourage the rehabilitation of sound historic buildings.
- LUT 12.9: Encourage and promote the adaptive reuse of historic resources and buildings, and where appropriate, the non-historic buildings that embody Chula Vista’s cultural or historic character.
- LUT 12.10: Promote the maintenance, repair, stabilization, rehabilitation, restoration, and preservation of historical resources in a manner consistent with federal and state standards.
- LUT 12.11: Prior to the approval of any projects that propose the demolition or significant alteration of a potentially significant historic resource as defined pursuant to applicable state and federal laws, require the completion of an historic survey report to determine significance. If

determined to be significant, require appropriate and feasible mitigation pursuant to CEQA Guidelines Section 15064.5.

- LUT 12.12: Require the implementation of an appropriate conservation program in accordance with applicable state and federal laws, in instances where projects may adversely affect significant historic resources.
- LUT 12.13: Protect, preserve, and seek to restore publicly-owned historical resources (such as Rohr Manor House and the Chula Vista Women's Club).

Objective EE 9

Protect Chula Vista's important cultural resources and support and encourage their accessibility to the public.

Policies

- EE 9.1: Continue to assess and mitigate the potential impacts of private development and public facilities and infrastructure to cultural resources in accordance with the California Environmental Quality Act.
- EE 9.2: Support and encourage the accessibility of Chula Vista's important cultural resources to the public for educational, religious, cultural, scientific and other purposes, including the establishment of museums and other facilities accessible to the public where such resources can be appropriately studied, exhibited, curated, etc.
- EE 9.3: Conduct a comprehensive survey and establish and maintain an up-to-date inventory of historic properties
- EE 9.4: Discourage disruption, demolition, and other negative impacts to historic cultural resources.

5.3.1.4 Historic Sites in the UCSP Area

There are 69 sites currently designated as historic by the City of Chula Vista (Chula Vista 2005). The majority of sites on the City's list are residential properties in established single-family residential neighborhoods, outside of the UCSP Subdistricts Area. Existing land uses within the UCSP Subdistricts Area are primarily commercial retail and office uses along the commercial corridors of Third Avenue, E Street, Broadway and H Street with some older residences in the Village District and post World War II multi- and single family housing west of Broadway between E Street and I Street in the Urban Core District. The following section

describes six sites that are on the City's List of Historic Sites and fall within the UCSP Subdistricts Area.

a. Designated Historic Architectural Sites

Six sites within the boundaries of the UCSP Subdistricts Area were determined to have met local designation criteria and are currently included on the Chula Vista List of Historic Sites.

The locations of these six currently designated historic sites are shown in Figure 5.3-1 and are described below.

699 E Street – Former Site of Greg Rogers House

The Greg Rogers House, also known as "Bay Breeze" was built in 1910 at 699 E Street. The home was constructed by Greg Rogers, one of the founders of the City of Chula Vista and founder of the City's first bank. The 5,700 square foot Craftsman style house had multiple bathrooms and several fireplaces. In 1985, the home was threatened with demolition in its original location and was moved from 699 E Street. The home was eventually relocated to 616 Second Avenue. At this time, the site where the home once stood remains a City designated historical site.

666 Third Avenue – Our House/Orchard House

"Our House", a large home in the Queen Anne style, once stood at 666 Third Avenue. However, the structure was destroyed by fire. At this time, the site where the home once stood remains a City designated historical site.

276 F Street – First Congregational Church

The First Congregational Church was the first church opened in Chula Vista. The original sanctuary for the church was constructed in 1894 at 276 F Street. Community members raised money to fund the sanctuary construction and the Land and Town Company donated the land. The original structure was torn down in 1951 and a new sanctuary was constructed in its place. The site of the former sanctuary is a City designated historical site.

301-305 Third Avenue – Melville Block

The Melville Block was constructed by Edward Melville, one of Chula Vista's first businessmen. The Melville Block consists of a 1911 two-story building in the Eclectic Commercial style architecture. The Chula Vista State Bank originally occupied the corner spaces, followed by the Chula Vista Dry Goods Company. The first story of the building has been significantly altered from its original state and many of the original ornamental features have been removed, but overall the building retains its historical value. The structure was recently noted in a guide to San Diego Architecture published by the American Institute of Architects.



374 Roosevelt Street – Mark Skinner House

Constructed in 1924 by Mark Skinner, a well-known local businessman, this house is a unique variation on the Bungalow style popular in the early part of the twentieth century. The original siding on the house has been replaced but the original design theme remains.

382/384 Del Mar Avenue – The First Women’s Clubhouse

The Women’s Club was the first place in the City of Chula Vista for women active in civic affairs to meet and gather. The Club was involved in many community activities, including fund-raising for various events. The Club first convened at 382/384 Del Mar Avenue in the early 1900’s and met at this location for many years until the Club eventually outgrew the site and relocated to a larger space at 357 G Street. The building on Del Mar Avenue retains its historical significance as the Women’s Club’s first meeting site.

b. Additional Sites Evaluated for Potential Eligibility as Historic Architectural Sites

In 2005, the City identified 50 properties within the UCSP Subdistricts Area for historic evaluation and determination of eligibility for listing. This evaluation is titled *Cultural Resources Report for the Evaluation of the Historical and Architectural Significance of 50 Properties within the Chula Vista Urban Core* (Archaeos, September 2005) and is attached to this EIR as Appendix B.

These structures were selected based on the periods of significance described above under Section 5.3.1.2 and include mostly structures within the Village District along Third Avenue, the City’s traditional downtown, and adjacent side streets. The sites are also all located within adopted redevelopment areas and thus have an increased potential to redevelop over the short to mid term.

The report detailed the findings of 50 buildings assessed for potential significance based on their eligibility for nomination to the National and California Registers as defined by CEQA. Determination of significance was thus based on assessment of the property within its historic context and eligibility for listing in the register(s) under one of four following Criteria for Evaluation:

- (A) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
- (B) Is associated with the lives of persons important in our past;
- (C) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or

- (D) Has yielded, or may be likely to yield, information important in prehistory or history.

To be eligible for significance under Criterion A, a UCSP property must be associated with one or more historic events or trends defined within the historic context of the urban core area. To be eligible for significance under Criterion B, a UCSP property must be directly associated with persons demonstrably important within the context of the urban core area. To be eligible for significance under Criterion C, a UCSP property must embody the distinctive characteristics of a type, period, or method of construction, and/or represent the work of a master or important, creative individual, and/or possess high artistic values. To be considered significant under Criterion D, a UCSP property must possess the potential for further important research.

Of the 50 properties evaluated, five were determined to meet one or more of the CEQA criteria for significance and the federal and state eligibility criteria. These five buildings are located at 226 Third Avenue, 230 Third Avenue, 250 Third Avenue, 253-257 Third Avenue, and 277-279 Third Avenue and represent historically significant commercial development of the 1920s, 1940s or 1950s. The five buildings found to be significant were each given the status code of "5S2" in the evaluation report, meaning that as individual properties they are eligible for local listing or designation under local ordinance. The other 45 resources were each given the status code of "6Z", meaning that they were found ineligible for listing in the National Register, and by extension, ineligible for the California Register. Below are descriptions of the five buildings found eligible for local listing or designation under local ordinance.

226 Third Avenue

The 226 Third Avenue resource was found to be significant under Criterion A as representative of Chula Vista Urban Core commercial development during the 1940s. This resource is a two-story, symmetrical, rectangular shaped, Art Deco theater building. The building has a concrete foundation, stucco and block walls, and a raised roof with a parapet. The front façade has a recessed entrance area with glass and metal doors. The entrance area includes a square, separate box office with wood siding and glass windows. Two retail spaces are placed on either side of the entrance area and include large plate glass windows. Tile has been added to the front façade. Above the entrance area is a large marquee section which projects forward from the main mass of the building. The second floor façade includes a pair of metal windows placed on either side of the façade. Vertical stripe sections enhance the front façade of the structure and extend from the marquee area to the roofline. The rear of the building includes several entrances with pairs of single wood doors. The building is in fair condition. According to the Chula Vista Heritage Museum files, the Vogue Theater had an innovative air handling system that changed the air every three minutes through giant intake and exhaust channels.

230 Third Avenue

The 230 Third Avenue resource was found to be significant under Criterion A as representative of Chula Vista Urban Core commercial development during the 1950s. This resource is a two-story structure with both commercial and residential spaces. The Tudor style building has a concrete foundation, symmetrical facade, stucco and wood walls, a mansard roof with shake shingles, faux stone accents, and a clock centered on the second floor facade. The entrance is centered on the front facade and consists of a wood and multilight glass door which is flanked by large rectangular, multilight windows. The first floor of the structure has faux stone accents; the upper portion has wood Tudor style accents. The rear of the structure has faux stone accents, a metal gate, and a staircase that leads to an office/residential unit. The building is in good condition.

250 Third Avenue

The 250 Third Avenue resource was found to be significant under Criterion A as representative of Chula Vista Urban Core commercial property during the 1940s. This resource is a one-story, asymmetrical, rectangular shaped, Modern style, two unit commercial building. The building has a concrete foundation, stucco walls, a flat roof and a horizontal band motif around the front facade under the roof edge. The building has two units; one with a recessed entry. Doors are single metal and glass doors. Large plate glass windows are present on the front facade and awnings are present over the windows. The building has a large mural on the north side. The building is in good condition.

253-257 Third Avenue

The 253-257 Third Avenue resources were found to be significant under Criterion A as representative of Chula Vista Urban Core commercial property during the 1940s. This resource is a two-story, asymmetrical, rectangular shaped, Modern style commercial structure located on a corner. The building has a concrete foundation, concrete walls with a square block motif and faux marble detailing and a flat roof. A narrow roof ledge projects from the main mass of the building over the window units. The three-unit building has large plate glass windows; the end unit includes a bay window projection from the main mass of the structure. Doors are metal and glass, except for the wood and glass door on the end unit (257 Third Avenue). Awnings are present on some windows. The rear of the corner unit (253 Third Avenue) has a side entrance and a rear entrance. The side entrance includes a pair of wood doors with a vertical bar motif over the door area, extending up to the second floor roof area. Vertical bands frame the side entrance. The rear entrance is recessed under the second floor and the corner of the building is supported by a square column. Tile detailing is present. First floor windows are large fixed pane plate glass style windows, some are in three parts. Second floor windows are metal, multilight casement style.

277 & 279 Third Avenue

The 277-279 Third Avenue resource was found to be significant under Criterion C as a property which embodies the distinctive characteristics of a type and method of Brick Commercial construction in the Urban Core during the 1920s. This resource consists of a one-story, Brick commercial building. Two businesses are identified as operating in the building at 277 and 279 Third Avenue. Square in shape, the building features a flat roof with decorative brick parapet at the center of the roofline. Extensive use of multi-color brick is used in the exterior of the building, including red, white, and tan. The building features brick pilasters which frame two fixed glass storefront sections. One entry, composed of a glass door, exists along the southwest elevation, while another, along the northwest elevation appears to be non-functional. Above the storefront glass, there is plywood which may obscure a transom window band underneath. Overall, the building is in good condition.

A map of the 50 evaluated properties, including the five determined to be eligible for listing, is shown in Figure 5.3-2. All but one of the fifty evaluated properties lie within the UCSP's Village District, along both sides of Third Avenue between E and F Streets, and along E Street between Third and Fourth Avenues and adjacent side streets. Only one of the fifty evaluated properties, the Traveller Inn Suites, lies outside of the Village District, along the west edge of the Urban Core District at E Street west of Broadway. See Appendix B for a complete list of addresses and evaluation results for all of the 50 evaluated properties

c. Archaeological Sites

Native American presence in San Diego County is known to extend back some 9,000 years before the present. The people who are associated with this period left an artifact assemblage that is typified by large flaked stone tools. In the South County region there is evidence to suggest that the most widely represented period of prehistoric site development is the very long La Jolla phase between 7000 and 2000 years ago.

The Late Prehistoric Period, which followed the La Jolla phase, reflects the emergence of populations related to the ethnographic populations of the area as evidenced by the sporadic occurrence of ceramic items at recorded sites and on published records. The presence of ceramics, long considered an indication of Late Prehistoric Period association, is rare in the coastal Chula Vista region in which the UCSP area lies. Significant Late Prehistoric Period sites are known to occur in the Otay River valley and the far eastern portion of the City, east of the Otay Lakes outside of the UCSP area.

The EIR for the 2005 General Plan Update contained a map of areas of prehistoric archaeological resource potential. Areas of the City were mapped as having either high, moderate or low sensitivity levels. As shown, the UCSP Subdistricts Area is considered to have low sensitivity for prehistoric archaeological resources.

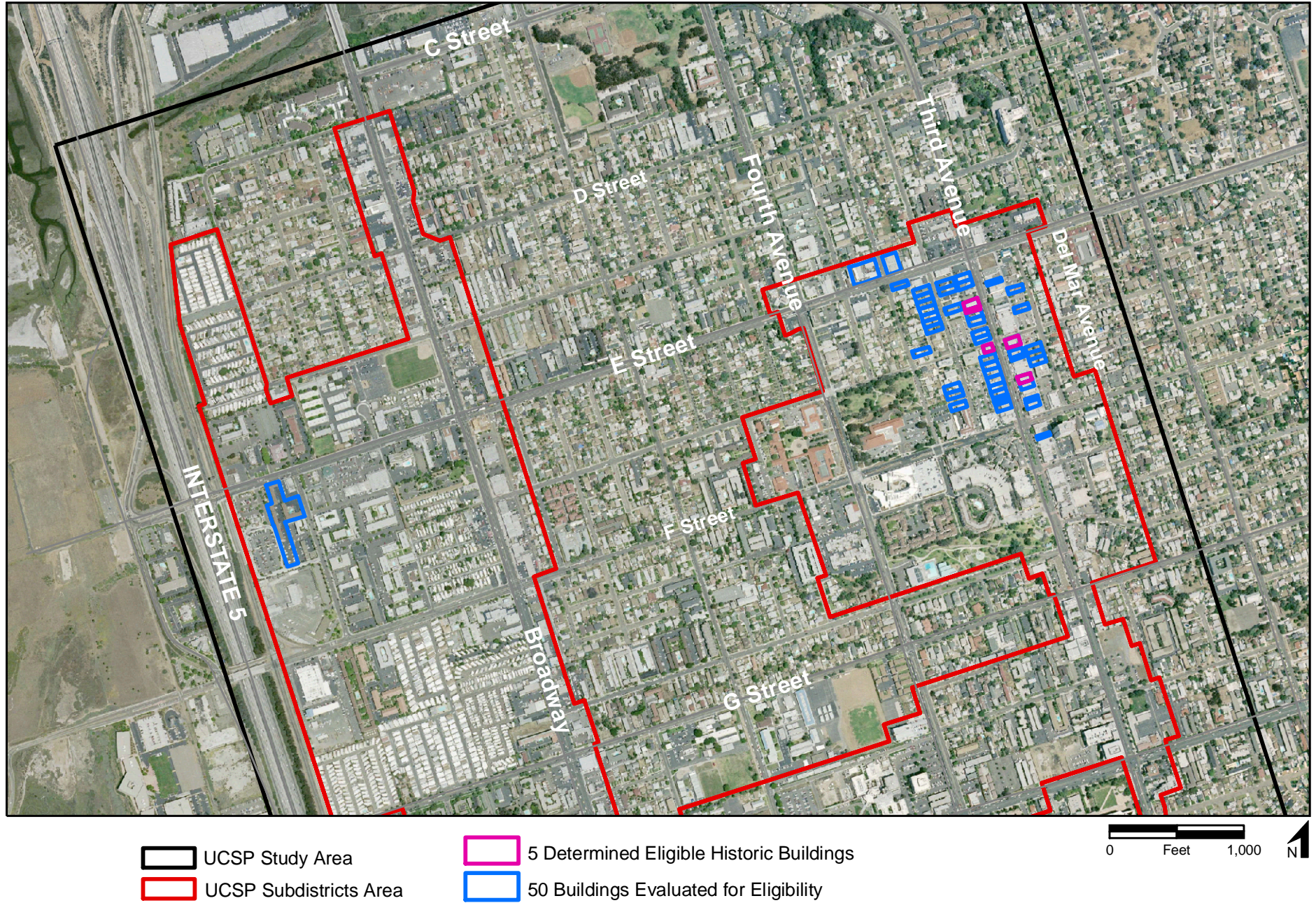


FIGURE 5.3-2
Eligible Historic Architectural Sites

5.3.2 Criteria for Determination of Significance

According to the CEQA Guidelines Section 15064.5 and Appendix G, adoption and implementation of the proposed UCSP would result in a significant adverse cultural resources impact if the goals, regulations or guidelines established in the UCSP and/or anticipated subsequent development in accordance with the UCSP would:

- Criterion 1: Cause a substantial adverse change in the significance of a historical architectural resource that is listed on, or determined to be eligible for listing on, the National Register of Historic Places or the California Register of Historic Resources; is listed on or determined to be eligible for listing on the Chula Vista List of Historic Sites; or that meets any of the following criteria:
 - Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
 - Is associated with the lives of persons important in our past;
 - Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
 - Has yielded, or may be likely to yield, information important in prehistory or history; or
- Criterion 2: Cause a substantial adverse change in the significance of an important archaeological resource or disturb any human remains, including those interred outside of formal cemeteries.

5.3.3 Impacts

5.3.3.1 Impacts to Historic Architectural Resources

- **Criterion 1: Cause a substantial adverse change in the significance of a historical architectural resource as defined in CEQA Guidelines Section 15064.5.**

A total of eleven sites within the UCSP Subdistricts Area have been locally designated or determined to be eligible for local designation as historically significant. Six of the eleven sites are currently listed on the Chula Vista List of Historic Sites. These six sites comprise the homes or sites of early prominent Chula Vista persons (Greg Rogers House, Orchard House, Mark Skinner House) or the sites of early important civic and business functions (First Congregational Church, the First Women's Clubhouse, the Melville Block). The other five sites were determined to be eligible for local listing in September 2005 by having met the National and California Register eligibility criteria and the CEQA Guidelines criteria of

historic significance. These five eligible sites are commercial properties concentrated along Third Avenue in the UCSP Village District and are representative of commercial development of the 1920s, 40s or 50s. A map showing the locations of these eleven significant historic properties as defined by CEQA is provided in Figure 5.3-3. The physical demolition, destruction, relocation or alteration of any of these eleven historic resources or their immediate surroundings such that the significance of an historic resource would be materially impaired under CEQA Guidelines Section 15064.5(b)(2) would constitute a significant and direct impact.

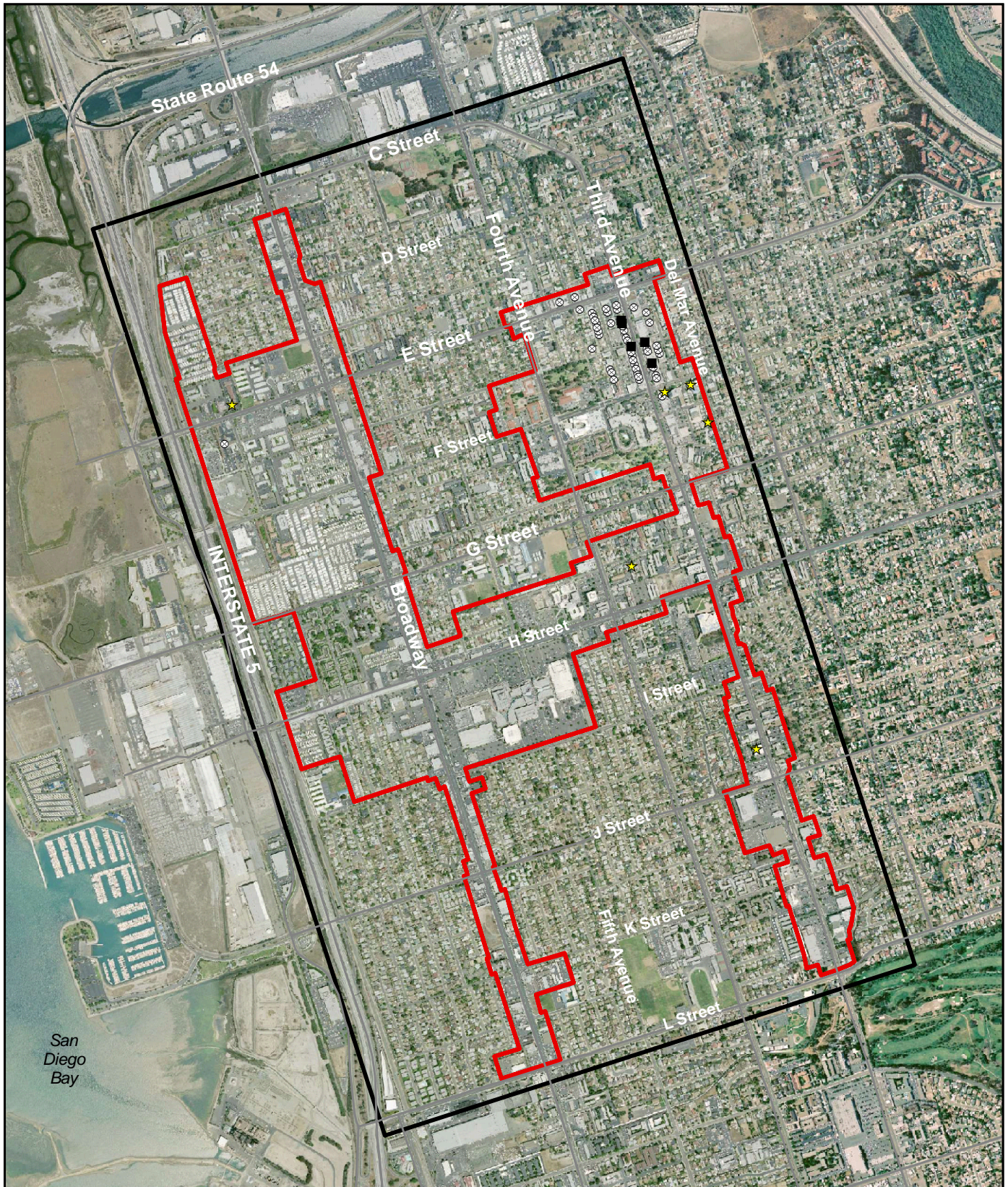
The identification of these 11 historically significant sites is not representative of a comprehensive, UCSP Subdistricts Area inventory, but is reflective of an informed focus evaluation. The area around Third Avenue and F Street is considered to be the historic core of the City and includes important elements of the early residential and business activities of the City. Thus, this area within the UCSP Village District was a focus area for historic evaluation.

The potential for the existence of other as yet identified significant historic properties within the UCSP Subdistricts Area is considered potentially significant given the number of older commercial structures and homes throughout the UCSP subdistricts area. Future development in accordance with the UCSP could have a significant impact on historic architectural resources through demolition or substantial alteration of identified or as yet unidentified historic resources. The significance criteria outlined above under 5.3.2 will be used for future historic evaluations.

The goals, land use and development regulations, and development design guidelines established in the UCSP emphasize the conservation and integration of historic architectural resources into urban core redevelopment. Historic preservation measures contained in the UCSP would minimize impacts to architectural resources that may otherwise have occurred with redevelopment of the area.

The UCSP follows the *Historic Preservation Strategic Plan* and GPU's recommendations through integration of historic preservation goals into the land use and development regulations (GPU Policy 12.6), through inclusion of historic preservation design guidelines (GPU Policies LUT 12.6, LUT 12.8, LUT 12.9, LUT 12.10, & LUT 12.13), and through the provision of incentives for private property owners to acquire and maintain historic properties (GPU Policies LUT 12.5 and LUT 12.8).

The UCSP Existing Conditions (Chapter IV) provides guidance on how historic information will be used as new development is proposed throughout the UCSP Subdistricts Area. The inventory of existing historical resources lends important reference for new development in the UCSP Subdistricts Area. While the plan does not require strict application of traditional historic architectural styles, the historic influences, are recommended to be honored and retained where possible. Consideration of important historical features is built into the planning process and is an important facet of land use planning and urban design



- UCSP Study Area
- UCSP Subdistricts Area

Historically Significant Sites/Structures

- ★ Designated Sites
- Eligible Historic
- ⊙ Surveyed and Found Ineligible

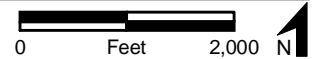


FIGURE 5.3-3

Historically Significant Architectural Sites

throughout the plan area. The design guidelines encourage the use of building elements and/or features typically found on historical structures. The development standards emulate the form, massing, and relationship of building to sidewalk of these historical structures. The plan is subdivided into various planning districts, each with a special set of planning and design directions. The degree to which historic structures influence the design direction within these districts may vary; however, protection of existing noteworthy structures and respect for the City's heritage is a theme that will guide new development.

The UCSP Land Use and Development Regulations (Chapter VI) provide standards that emulate the form, massing, and relationship of building to sidewalk of existing historical structures. The UCSP Urban Amenities and Incentives Table includes an Historic or Architectural Acquisition and Maintenance element. Although this is not a required element, the UCSP identifies an incentive to the property owner which encourages preservation through waiver of the building square footage in the overall development's floor area ratio (FAR). The "FAR waiver" promotes adaptive reuse in individual developments or as part of larger multi-parcel redevelopment.

The UCSP Development Design Guidelines (Chapter VII) encourage the use of building elements and/or features typically found on historical structures. Eight overarching goals provided at the beginning of the chapter explain the design philosophy expressed in the guidelines that aim to promote a desired level of future development quality in the urban core. The eighth goal is to "preserve and maximize the image, character, and history of Chula Vista's urban core."

Goals for the UCSP Village District additionally include "rehabilitation of older structures as well as well-designed new development" and "preserving the historic fabric of the area, including providing guidance for those who wish to renovate or add on to existing buildings and promoting design compatibility between infill structures and surrounding buildings."

Section 6 of the Village District Guidelines, titled Building Additions and Renovation Guidelines, addresses the renovation/restoration of older commercial structures. As stated, "renovation and expansion not only increases property values in the area, but serves as an inspiration to other property owners and designers to make similar efforts." When an applicant proposes a renovation of or addition to an existing structure, "the work should respect the original design character of the structure."

The UCSP states that appropriate design guidelines in this section are to be implemented whenever a structure is to be renovated or expanded. In addition, renovations of all structures of historic significance are to follow the Secretary of the Interior's Standards for the Rehabilitation and Guidelines for Rehabilitating Historic Buildings, published by the US Department of the Interior, National Park Service.

The extensive Building Additions and Renovation Guidelines for the Village District include measures to:

- Preserve traditional features and decoration;
- Remove elements inconsistent with original façade;
- Renovate storefronts;
- Retain, repair or replace windows;
- Retain, repair, refinish, or replace doors;
- Retain, repair or replace awnings;
- Effectively paint, waterproof, repair and clean surfaces/facades; and
- Conceal or carefully integrate any seismic retrofitting.

In addition, the design guidelines recommend infill developments consider potential adjacency effects on designated historic structures.

The UCSP's goals and guidelines for historic preservation, architectural resource protections are provided by the extensive local, state and federal (where applicable) regulatory processes, which serve to avoid adverse impacts to designated architectural resources when feasible. Therefore, the enforcement of local, state and federal regulations aids in ensuring the conservation of significant architectural resources.

5.3.3.2 Impacts to Archaeological Resources

- **Criterion 2: Cause an adverse change in the significance of an archaeological resource or disturb any human remains, including those interred outside of formal cemeteries.**

The UCSP Subdistricts Area is mapped as having low sensitivity for the occurrence of archaeological resources. While the likelihood is low, the potential to encounter archaeological resources in the UCSP area does exist. If important archaeological sites underlie a redevelopment site, construction activities such as subsurface grading and excavation could result in significant impacts.

In developed areas, archaeological resources are difficult to detect prior to construction activities, as they are located underground. The likelihood of encountering archaeological resources is greatest on redevelopment sites that have been minimally excavated in the past and will be more substantially excavated as part of the proposed development (such as subterranean garages). Previously excavated areas are considered to have low potential for archaeological resources, since the soil containing the archaeological resources has been removed.

Once encountered, historic artifacts associated with an archaeological feature or deposit are required to be documented in place, analyzed in a laboratory setting and prepared for curation in accordance CEQA provisions and local guidelines in accordance with the State Office of Historical Preservation's Guidelines for the Curation of Archaeological Collections

(1993). A Collection Management Plan would be required for projects which result in a substantial collection of historical artifacts and must address the management and research goals of the project, the types of materials to be collected and curated, and an acceptable sampling strategy. Within the UCSP Subdistricts Area, adherence of future redevelopment projects to mandatory local and state regulations would ensure the conservation of significant historical resources.

While there are no formal cemeteries or recorded burials in the UCSP Subdistricts Area, prehistoric burials are possible. The potential for encountering human remains during construction activities of future redevelopment is low. Nevertheless, impacts to human remains as a result of the proposed UCSP may occur. Procedures for the disposition of human remains are set forth in the California Public Resources Code (Sec. 5097.98) and State Health and Safety Code (Sec. 7050.5).

5.3.4 Level of Significance Prior to Mitigation

Eleven buildings or sites within the UCSP Subdistricts Area are currently designated or eligible to be designated as historically significant as defined in the CEQA Guidelines. Demolition or substantial alteration of these buildings as a result of future development in accordance with the proposed UCSP would comprise a significant historical architectural resources impact.

The area around Third Avenue and F Street is considered the traditional heart of the City and includes important elements of the early residential and business activities of the City. The potential for the existence of other as yet unidentified historic properties is significant in light of the number of older commercial structures and residential structures throughout the UCSP Subdistricts Area. If significant historic resources occur among these unidentified structures, their loss or substantial alteration would comprise a significant historical architectural resources impact.

Although the likelihood of encountering significant archaeological resources and human remains is low, the potential does exist. In the unlikely event that prehistoric cultural materials are found during subsurface disturbance resulting from future developments, there would be a significant archaeological impact.

5.3.5 Mitigation Measures

The following measures shall be adopted in order to mitigate potential impacts to cultural and archaeological resources.

5.3.5.1 Architectural Resources

Mitigation Measure

- 5.3.5-1 For a structure listed on, or eligible for listing on, the Chula Vista List of Historic Sites or State and Federal historic registers, the project applicant shall retain the structure in-place and maintain, repair, stabilize, rehabilitate, restore, preserve or reconstruct the structure in a manner consistent with the Secretary of the Interior's *Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings* (1995), Weeks and Grimmer ("Secretary's Standards"). Prior to issuance of an Urban Core Development Permit (UCDP) or other discretionary permit, the project applicant shall prepare detailed construction plans under the supervision of a qualified architectural historian or historic architect for review and approval by the Community Development Director. The Community Development Director shall retain, at the project applicant's expense, a qualified historic architect to review the plans and to certify that the project will comply with the Secretary's Standards and would not result in the loss of the structure's listing, or eligibility for listing, on the City, State or Federal register of historic resources.

Mitigation Measure

- 5.3.5-2 Where there is substantial evidence that it is not feasible for a structure listed on, or eligible for listing on the Chula Vista List of Historic Sites or State or Federal historic registers to be retained in-place, the project applicant shall provide for relocation and maintenance, repair, stabilization, rehabilitation, restoration or preservation of the structure in a manner consistent with the Secretary of the Interior's *Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings* (1995), Weeks and Grimmer ("Secretary's Standards") at a new location subject to the approval of the City. Prior to issuance of an Urban Core Development Permit (UCDP) or other discretionary permit, the project applicant shall prepare detailed relocation plans under the supervision of a qualified architectural historian or historic architect for review and approval by the Community Development Director. The Community Development Director shall retain, at the project applicant's expense, a qualified historic architect to review the plans and to certify that the project will comply with the Secretary's Standards and would not result in the loss of the structure's listing, or eligibility for listing, on the City, State or federal register of historic resources.

Mitigation Measure

- 5.3.5-3 Where there is substantial evidence that it is not feasible for a structure listed on or eligible for listing on the Chula Vista List of Historic Sites or State or Federal

historic registers to be retained in-place or to be relocated to another location satisfactory to the City, the project applicant shall:

- Provide for documentation of the historical structure before it is removed from the development site, including but not limited to photographic documentation of the exterior and interior of the structure, and “as built” drawings of the structure according to the standards of the Historic American Building Survey (HABS, Level I). Such historical documentation shall be provided to the CVRC or RCC, as applicable, before a demolition permit is issued by the City for the structure.

5.3.5-4 For those structures 45 years or older and not previously evaluated, a determination of historic significance shall be made based on the significance criteria in Section 5.3.2 (and repeated below) prior to the issuance of a demolition permit

(A) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;

(B) Is associated with the lives of persons important in our past;

(C) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or

(D) Has yielded, or may be likely to yield, information important in prehistory or history.

If determined to be historically significant Mitigation Measure 5.3.5-2, 5.3.5-3, or 5.3.5-4 shall be implemented as applicable.

5.3.5.2 Archaeological Resources

Mitigation Measure

5.3.5-5 The likelihood of encountering archaeological resources is low within the UCSP Subdistricts Area. The following mitigation shall only be applied to projects which involve subsurface excavation to the depth of greater than or equal to six feet, or for any project site that has not had substantial previous excavation. Prior to approval of any construction permits, including but not limited to, the first Grading Permit, Demolition Permit, and Urban Core Development Permit, the Community Development Director shall verify that the requirements for Archaeological Monitoring and Native American monitoring, if applicable, have been noted on the appropriate construction documents.

- The applicant/developer shall submit documentation to the Community Development Director identifying the qualified Principal Investigator (PI) for the project and the names of all persons involved in the archaeological monitoring program, the areas to be monitored, and a construction schedule indicating when and where monitoring will occur.
- During construction, the monitor shall be present full-time during soil remediation and grading/excavation/trenching activities which could result in impacts to archaeological resources, and shall document field activity and in the case of any discoveries.
- In the event of a discovery, the Archaeological Monitor shall direct the contractor to temporarily divert trenching activities in the area of discovery and immediately notify the resident engineer or building inspector, as appropriate. The monitor shall immediately notify the PI (unless the Monitor is the PI) of the discovery and the PI and Native American representative, if applicable, shall evaluate the significance of the resource.
- If human remains are discovered, work shall halt in that area and the procedures set forth in the California Public Resources Code (Sec. 5097.98) and State Health and Safety Code (Sec. 7050.5) shall be undertaken.

5.3.6 Level of Significance After Mitigation

The implementation of Mitigation Measures 5.3.5-1, 5.3.5-2, and 5.3.5-4 would reduce potential impacts to historic resources to below a level of significance. In some circumstances, the implementation of Mitigation Measure 5.3.5-3, which provides for documentation of an historic resource, would not mitigate significant impacts to a point where clearly no significant effect on the environment would occur. In that event, a potential impact to historic resources may be significant and unavoidable.

The implementation of Mitigation Measure 5.3.5-5 would reduce potential impacts to archaeological resources to below a level of significance.